

Board of County Commissioners

Division of Planning & Development

Planning Department

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Development Review Committee Meeting October 6, 2003

Members Present: Richard Helms-Acting Chairperson/Development Coordinator, Marie Keenum-911 Coordinator, Becky Howard-Deputy Clerk, Keith Hunter-Environmental Health Director, Michael Springstead-County Engineer, Terry Neal-Attorney and Alysia Akins-Secretary.

The meeting convened at 2:01 P.M.

Mrs. Keenum moved to approve the minutes of the September 22, 2003 meeting. Mrs. Howard seconded the motion and the motion carried.

Old Business:

None

New Business:

Villages Of Sumter: Unit 89 – Major Development – Engineering Plan Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering approval to develop a 128-unit subdivision. Type C screening requirements were discussed. The engineer's comments were discussed regarding revised calculations and the requirement of SouthWest Florida Water Management District and Department of Environmental Protection permits.

Mr. Springstead moved to approve the engineering plans, subject to all comments being addressed. Mr. Hunter seconded the motion and the motion carried.

Mike Tucker, Villages Fire Chief, arrived at 2:04 PM, after the above-mentioned discussion, and did not vote on motion made.

VOS: Unit 90 – Major Development – Preliminary Plan Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting preliminary approval to develop a 94-unit subdivision. Staff comments were discussed regarding speed limit signage. Mr. Springstead recommended providing dead-end signage on Bethune Way.

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Mr. Hunter moved to approve the preliminary plans. Mr. Springstead seconded the motion and the motion carried.

VOS: Southern Oak Villas – Major Development – Preliminary Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting preliminary approval to develop a 93-unit subdivision. Staff comments were discussed. This villa was not included in the original DRI submittal and will need to be added prior to the final engineering approval. The engineer's comments were discussed regarding no outlet signage on the dead end streets. There are signs posted at the entrance, which will be shown on the engineering plans. A possible buffer was discussed regarding the west boundary easement.

Mr. Springstead moved to approve the preliminary plans. Mrs. Keenum seconded the motion and the motion carried.

VOS: Sunset Pointe Postal Park and Neighborhood Recreation Center – Major Development – Preliminary Plan Review

Ron Grant, Grant and Dzuro, was present and requesting preliminary approval to construct a postal building and pool building. Staff comments were discussed regarding signage at the golf cart entrance to reflect golf cart use only. A stop bar/barrier is provided to prevent vehicle use. The engineer's comments were discussed. A concrete apron is shown around the postal facility for the covered porch to be provided.

Mr. Hunter moved to approve the preliminary plans. Mr. Springstead seconded the motion and the motion carried.

VOS: Unit 103 – Final Plat Review

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval on a 15-lot/1-tract subdivision. Staff comments were discussed. The engineer's comments were discussed regarding a missing easement between lots 9 and 10.

Mr. Springstead moved for final plat approval, subject to all comments being addressed. Mrs. Keenum seconded the motion and the motion carried.

VOS: Jasper Villas – Final Plat Review

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval on a 63-lot/1-tract subdivision. Staff comments were discussed. Attorney Neal has concerns regarding certain language in the title certificate.

Mr. Hunter moved for final plat approval, subject to all comments being addressed. Mr. Springstead seconded the motion and the motion carried.

VOS: Bailey Trail/Phase 1 – Major Development – Preliminary and Engineering Review

Robert Palmer, Farner Barley and Associates, Inc., was present and requesting preliminary and engineering approval to construct 1.30 miles of roadway. Staff comments were discussed. The roadway is classified as a major local road with 16' lanes and cart paths. The road is shown as a typical collector on the plans and will need to be modified to match the correct terminology. The engineer's comments were discussed. Utility details regarding the sewer depth need to be clarified. The materials need to be called out on the plans regarding the storm drain. The engineer recommends noting the pipe to be used on the plans and specifying the materials. The materials will be specified on the record drawings, as well. Barricades are provided for all stub-outs. All regulatory agency permits are required.

Mr. Springstead moved for preliminary and engineering approval, subject to all comments being addressed on a revised plan. Mrs. Howard seconded the motion and the motion carried.

VOS: Poinciana Jacaranda 9-Hole Golf Course – Medium Development – Conceptual Plan Review

David Tillman, Farner Barley and Associates, Inc., was present and requesting conceptual approval to develop a 9-hole golf course. Staff comments were discussed regarding waste areas and sand traps. There is an error shown on the plans regarding the cart path going beyond the property boundaries. There are no proposed utilities.

Mr. Springstead moved to approve the conceptual plans. Mr. Hunter seconded the motion and the motion carried.

VOS: Poinciana Allamanda 9-Hole Golf Course – Medium Development – Conceptual Plan Review

David Tillman, Farner Barley and Associates, Inc., was present and requesting conceptual approval to develop a 9-hole golf course. Staff comments were discussed. A bridge will be added to pond B-3M, or the cart path will be relocated. The bridge details will be provided on the engineering plans, if needed.

Mr. Hunter moved to approve the conceptual plans. Mr. Springstead seconded the motion and the motion carried.

Q & A-Public Forum:

Ron Grant introduced Sam Stubbins and Rick Bush, Kimley-Horn and Associates, Inc., to the Development Review Committee.

The next meeting will be on October 13, 2003

The meeting adjourned at 2:43 PM.